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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "63ae8cf0191f7b344b00555e"
    },
    "firstName": "Abhijit Panchpor",
    "type": "CREDITOFFICER",
    "_id": "6409af6fdd67546cec7d75f3",
    "lastName": "Panchpor",
    "mobileNo": "",
    "workMobileNo": "9920489388",
    "email": "abhijit@cosmosbank.in"
  },
  "fees": {
    "type": "fixed",
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    "quotedAmount": "00"
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  "_id": "643a5702108b68389ed72f71",
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "FORT BRANCH",
  "branchCode": "",
  "mobileNo": "2222632983",
  "alternateMobileNo": "",
  "email": "cosmos@gmail.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard
Estate, Fort, Mumbai, Maharashtra 400001"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "60f919bff3dd69653a5926b8",
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"staff": {
  "pickupPerson": {
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  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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},
"maker": {
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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"mobileNo": "9769797568",
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  "lastName": "Kuperkar",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
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  {
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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],
"clientType": {
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  "value": "BANK"
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      "remark": ""
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      "dateTime": "2024-08-21",
      "remark": "MANUAL_IN_TASK"
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  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "name": "State",
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    "value": "Maharashtra",
    "label": true
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  "value": "19",
  "label": false
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  "value": "",
  "label": true
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  "value": "Thane",
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"city": {
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  "key": "tahasilNo",
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  "value": "",
  "label": true
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  "value": "",
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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Survey No. 11, 13, 14, 15, 16",
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  "key": "hissaNo",
  "value": "",
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  "value": "",
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  "label": true
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  "value": "",
  "label": false
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  "value": "PIN Code – 421 204",
  "label": false
},
"suburb": {
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  "key": "suburb",
  "value": "Dombivli (East)",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  }
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    "label": "Middle Class"
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Road",
    "south": "Wing - C",
    "east": "Chawl"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    }
  }
}
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    },
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  "whichTheLocalityIsServed": {
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      "title": "Taxies",
      "status": true
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    "auto": {
      "title": "Auto",
      "status": true
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    "privateCars": {
      "title": "Private Cars",
      "status": true
    }
  },
  "extraDetailOfProperty": "It consists of 1 Bedroom + Living Room + Kitchen + 1 Toilet + Dry Balcony Area + Balcony area. (i.e., 1 BHK + 1 Toilet.). Along with One Stilt Car Parking Space. ",
  "dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not verified",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
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    "label": "Ordinary"
  },
  "compoundWall": "6'.0\'' High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
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  "depreciationPercentage": "",
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"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "67600",
  "landRate": "20500",
  "igrImage": "cases/66c4506fc884d112334c7dff/igr_1724314823319_Image.png",
  "squareMeterGuideLineRate": "74360.00",
  "squareFeetGuideLineRate": "6908.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "95",
  "rate": "67600.00",
  "squareMeterGuideLineRate": "74360.00",
  "squareFeetGuideLineRate": "6908.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "10,000/- Present rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MMRDA norms",
  "tenantName": "Ali Raza Ansari",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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},
"anyFavouringForExtraPotentialValue": "Located in Developed Area",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Stilt Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
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"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
}
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "21",
"flatFloorNo": "19",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "440.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66c4506fc884d112334c7dff/
routeMap_1724314461169_Image.png",
    "routeLat": "19.167306",
    "routeLng": "73.082528",
    "stationName": "Dombivli",
    "routeDistance": "6.3 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "pur13",
    "name": "pur13",
    "image": "cases/66c4506fc884d112334c7dff/
routeMap_1724314390373_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1188000.00",
    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "4600000.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "electricityDepositsQty": "0",
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    "isHideFloor": false,
    "status": false
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "status": false
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  "status": false
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  "status": false
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  "builtUpRateRange": {
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  "saleableRateRange": {
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  "isEditable": true
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"paymentStatus": "PENDING",
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"ownerName": "Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddhartha Waghmare",
"ownerPhoneNo": "9653415202",
"appAddress": "Flat no 1904, 19th Floor, Wing - B, Versatile Valley, Nilje, Dombivali
East ",
"remark": "",
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    "inputs": {
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  {
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      "label": "Sale Deed"
    },
    "inputs": {
      "documentDate": "13/12/2023",
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      "Transferor": "Mr. Vinod Kumar Ghansyam Dubey",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddharth Waghmare",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      }
    }
  }
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  },
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "P51700003860"
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  "isHardCopy": false,
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  "id": "176483",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu Aug 22 2024 14:07:01 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
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  "inputs": {
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  },
  "number": {
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    "label": "Document No"
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280 / 2016 dated 17.02.2017"
},
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cement_Certificates___NA_Order_for_plotted_development.pdf",
"id": "583014",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Thu Aug 22 2024 14:07:34 GMT+0530 (India Standard Time)"
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"createdBy": "60b7177d2ffdf65bcd65882a",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Aug 20 2024 13:44:39 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddhartha Waghmare",
    "phone": "9653415202",
    "ownershipShare": "",
    "email": "",
    "id": "917946"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"docSaleablePercentage": "0",
"docFinalSaleable": "0",
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  "docFinalSaleable": "0",
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"expectedRate": "11147.50",
"percentage": ""
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  "expectedRate": "0.00",
  "percentage": ""
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"area": "400",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedRate": "11147.50",
"builtUpExpectedRate": "10134.09",
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"id": "427014"
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  "builtUpArea": {
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    "percentage": "10"
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  "saleableArea": {
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"areaType": "Carpet",
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"expectedRate": "11250.00",
"builtUpExpectedRate": "10227.27",
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"squareMeterArea": "38.28",
"expectedRate": "11407.77",
"percentage": ""
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"squareMeterArea": "42.10",
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"property": "Versatile Valley, Dombivali East",
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"areaType": "Carpet",
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"id": "452189"
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    "squareMeterArea": "58.90",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "70.68",
    "expectedRate": "9858.04",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
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    "percentage": ""
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    "status": false,
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externalImg_r_1724300908670_1724300903309_image_4.jpg",
    "orientation": "portrait"
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  {
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- Nilje, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code – 421 204, State -
Maharashtra, India",
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"email": "",
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460.00\n(Area as per Actual Site measurement)\n",
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Other			
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